

**MASTER PLAN MAP AMENDMENT REQUESTS
SUBMITTED BY PROPERTY OWNERS**

Summary Report

November 1, 2016



Overview

The 2016 update of the Douglas County Master Plan began in April 2016. Since this is a 20 year update of the 1996 Master Plan, Douglas County permitted property owners to submit streamlined applications for Master Plan Map Amendments outside of the Tahoe Basin during the summer of 2016. Twelve property owners submitted 57 proposed map amendments by the deadline of September 1, 2016. These proposed Master Plan Map Amendments will be reviewed as part of the update for the Community Plans in the Land Use Element of the Douglas County Master Plan. The tentative schedule is as follows:

Planning Commission Workshop	February 2017
Planning Commission Public Hearing	March 2017
Board of Commissioners Public Hearing	April 2017

Proposed Master Plan Map Amendments by Land Use

The Douglas County Master Plan includes 12 future land use designations, including the Receiving Area land use designation. Property owners are requesting land use changes and, in some instances, zoning changes to insure consistency with the proposed land use change. The total acreage proposed for land use changes is 1,985.37 acres. Of this total, 62% of the acreage is proposed to change to Receiving Area, while 18% of the acreage is proposed to change to Rural Residential. Figure 1 depicts the land use change requests by percentage of acreage for each land use.

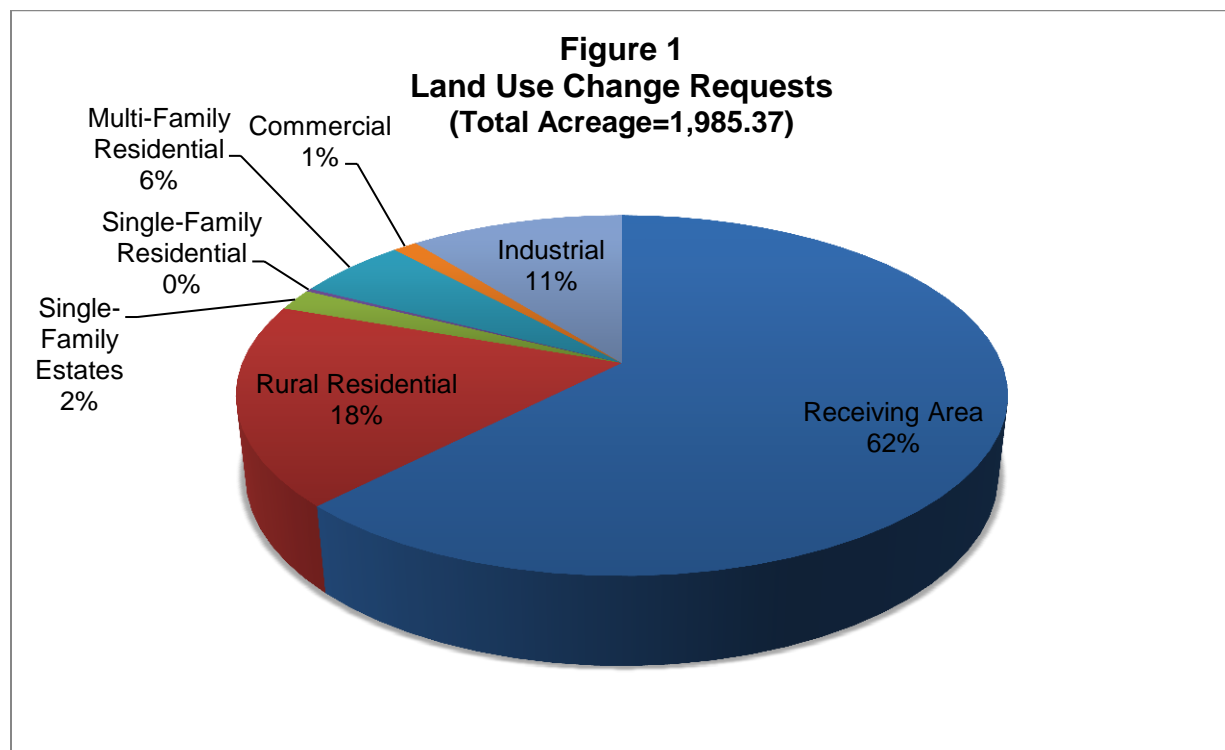


Table 1 provides a break out of the seven proposed land uses changes, including the existing land use designations. For example, property owners are requesting 1,237.24 acres of new receiving area acreage. The requests for new receiving areas would require changing the land use on 421.70 acres of forest and range parcels, 403.71 acres of irrigated agriculture parcels, 402.61 acres of rural residential parcels, and 9.22 acres of commercial parcels.

Table 1
2016 Master Plan Map Amendments Requests, by Proposed Land Use

Existing Land Uses	Proposed Land Use Designations							Total Acreage
	Receiving Area	Rural Res.	Single-Family Estates	Single-Family Res.	Multi-Family Res.	Commercial	Industrial	
Forest & Range	421.70	289.19						710.89
Irrigated Agriculture	403.71	69.46			77.21	24.00	149.64	724.02
Rural Residential	402.61		36.87					439.48
Single-Family Estates				5.43				5.43
Commercial	9.22		1.76		32.62		61.95	105.55
TOTAL	1,237.24	358.65	38.63	5.43	109.83	24.00	211.59	1,985.37

Proposed Master Plan Map Amendments by Community Plan

The Master Plan Map Amendments proposed for each Community Plan are summarized in Table 2. More information on the proposed land use changes for each Community Plan is provided below.

Airport and Johnson Lane Community Plans

There are five (5) proposed amendments in the Airport Community Plan. All of these amendments were submitted by Bently Enterprises and all of the proposals involve changing the land use from Irrigated Agriculture to Industrial. In addition, the zoning for all of these parcels is proposed to change from A-19 (Agriculture-19 acre) to LI (Light Industrial).

There are ten (10) proposed amendments in the Johnson Lane Community Plan. Bently Enterprises is proposing to change the land use for two parcels located near East Valley Rd. from Rural Residential to Single-Family Estates. The zoning is proposed to change from RA-5 (Rural Agriculture - 5 acre) to SFR-2 (Single Family Residential – 2 acre).

PJRB Trust is proposing to change the land use for eight (8) parcels adjacent to Heybourne Rd from Forest and Range to Rural Residential. The zoning for all of these parcels is proposed to change from FR-19 (Forest and Range – 19 acre) to RA-5 (Rural Agriculture – 5 acre).

Map 1 depicts the location of these proposed amendments in the Airport and Johnson Lane Community Plans.



East Valley Community Plan

There are eighteen (18) proposed amendments in the East Valley Community Plan. The amendments were submitted by Bently Enterprises, Curtis Family Trust, Godecke Family Trust, and Peri Ranch. All of the requests, except for two, propose to change the land use to Receiving Area.

Bently Enterprises proposes to change the land use on six (6) parcels located near East Valley Rd. from Rural Residential to Receiving Area.

Curtis Family Trust proposes to change the land use on one parcel from Irrigated Agriculture to Receiving Area.

Godecke Family Trust proposes to change the land use on nine (9) parcels adjacent to Orchard Rd. from Irrigated Agriculture to Receiving Area.

Peri Ranch proposes to change the land use on two parcels adjacent to Pinenut Rd. from Irrigated Agriculture to Multi-Family Residential. In addition, the zoning for both parcels is proposed to change from A-19 (Agriculture – 19 acre) to MFR (Multi-Family Residential). A portion of one of these parcels is also located in the Gardnerville Community Plan.

Map 2 depicts the location of these proposed amendments in the East Valley Community Plan.

Gardnerville Community Plan (Minden/Gardnerville Community Plan)

There are three (3) proposed amendments in the Gardnerville Community Plan. The amendments were submitted by Peri Ranch. Peri Ranch proposes to change the land use on three parcels located adjacent to Pinenut Rd and Pinenut Ct. from Commercial to Industrial and to change the zoning from GC (General Commercial) to either LI (Light Industrial) or SI (Service Industrial).

Map 3 depicts the location of these proposed amendments in the Gardnerville Community Plan.

Gardnerville Ranchos Community Plan

There are four (4) proposed amendments in the Gardnerville Ranchos Community Plan. The amendments were submitted by Bently Enterprises and Holstein Farms.

Bently Enterprises proposes to change the land use for two parcels located on Anderson Ranch Rd from Irrigated Agriculture to Rural Residential and the zoning for both parcels from A-19 (Agriculture – 19 acre minimum) to RA-5 (Rural Agriculture – 5 acre). Bently Enterprises is also proposing to change the split land uses on a parcel at the corner of Dresslerville and Centerville from Commercial and Receiving Area to Receiving Area. A portion of the parcel is proposed to change from the current zoning of A-19 (Agriculture – 19 acre) to SFR-8,000 (Single Family Residential – 8,000 square feet). The existing NC (Neighborhood Commercial) zoning would remain on the rest of the parcel.

Holstein Farms is proposing to change the land use for 1291 Centerville Lane from Single-Family Estates to Single-Family Residential. The zoning for this parcel is proposed to change from SFR-1 (Single Family Residential – 1 acre) to SFR 1/2 (Single Family Residential – one-half acre).



Map 4 depicts the location of these proposed amendments in the Gardnerville Ranchos Community Plan.

Genoa Community Plan

There are four (4) proposed amendments in the Genoa Community Plan. Ranch No. 1 Ltd. is proposing to change the land use on three parcels adjacent to Foothill Rd. from Forest and Range to Receiving Area. Ranch No. 1 is also proposing to change the land use on a five acre non-restricted portion of a conservation easement parcel located at 231 Genoa Lane from Irrigated Agriculture to Receiving Area. No change in zoning is requested for any of these parcels.

Map 5 depicts the location of these proposed amendments in the Genoa Community Plan.

Minden Community Plan (Minden/Gardnerville Community Plan)

There are nine (9) proposed amendments in the Minden Community Plan. Bently Enterprises is proposing to change the land use for its Depot parcel adjacent to Zerolene Rd. from Irrigated Agriculture to Commercial. The zoning for the parcel is proposed to change from A-19 (Agriculture – 19 acre) to GC (General Commercial).

Deverill Charitable Trust is proposing to change the land use on two parcels located on Monte Vista Ave. from Commercial to Multifamily. The zoning for both parcels is proposed to change from MUC (Mixed Use Commercial) to MFR (Multi-Family Residential).

Hellwinkel Family LLC is proposing to change the land use for one parcel located on County Rd. from Commercial to Multi-Family Residential. The zoning is proposed to change from SFR-1 (Single-Family- 1 acre) to MFR (Multi-Family Residential).

And Away They Go LLC is proposing to change the land use for four (4) parcels located along Lucerne St. and Ironwood Drive from Commercial to Multi-Family. The zoning for these parcels is proposed to change from NC (Neighborhood Commercial) to MFR (Multi-Family Residential).

Bill and Paige Shaw are proposing to change the land use for one parcel located on Mono Ave. from Commercial to Multi-Family Residential. The zoning is proposed to change from GC (General Commercial) to MFR (Multi-Family Residential).

Map 6 depicts the location of these proposed amendments in the Minden Community Plan.

Topaz Lake Community Plan

Gordon Gregory is proposing to change the land use for four (4) parcels located along Eureka St. in the Topaz Lake Community Plan from Commercial to Single Family Estates. The zoning on all four (4) parcels is proposed to change from TC (Tourist Commercial) to SFR1/2 (Single Family- one-half acre).

Map 7 depicts the location of these proposed amendments in the Topaz Lake Community Plan.



Table 2
Master Plan Amendment Requests

Community Plan	Property Owner	APN	Acres	Address	Existing Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning	Nearest Street or Landmark
Airport	Bently Enterprises LLC	1320-07-002-002	19.63	None	Irrigated Agriculture	Industrial	A-19	LI	Airport Rd.
Airport	Bently Enterprises LLC	1320-07-002-004	19.64	None	Irrigated Agriculture	Industrial	A-19	LI	Airport Rd.
Airport	Bently Enterprises LLC	1320-07-002-005	30.37	998 Airport Rd.	Irrigated Agriculture	Industrial	A-19	LI	Airport Rd.
Airport	Bently Enterprises LLC	1320-07-002-006	1.00	None	Irrigated Agriculture	Industrial	A-19	LI	Airport Rd.
Airport	Bently Enterprises LLC	1320-17-000-002	79.00	2130 Heybourne Rd.	Irrigated Agriculture	Industrial	A-19	LI	Heybourne Rd.
East Valley	Bently Enterprises LLC	1320-14-001-014	40.47	2175 Townsend Rd.	Rural Residential	Receiving Area	RA-5	RA-5	Townsend Rd.
East Valley	Bently Enterprises LLC	1320-14-001-008	37.90	2137 East Valley Rd.	Rural Residential	Receiving Area	RA-5	RA-5	East Valley Rd.
East Valley	Bently Enterprises LLC	1320-14-002-018	204.31	None	Rural Residential	Receiving Area	RA-5	RA-5	East Valley Rd.
East Valley	Bently Enterprises LLC	1320-13-000-006	39.86	None	Rural Residential	Receiving Area	RA-5	RA-5	East Valley Rd.
East Valley	Bently Enterprises LLC	1320-13-000-007	40.03	None	Rural Residential	Receiving Area	RA-5	RA-5	East Valley Rd.
East Valley	Bently Enterprises LLC	1320-13-000-009	40.04	1904 Nebe Lane	Rural Residential	Receiving Area	RA-5	RA-5	East Valley Rd.
East Valley	Curtis Family Trust	1220-10-501-010	26.28	1201 S. Orchard Rd.	Irrigated Agriculture	Receiving Area	A-19	No Change	Orchard Rd. & Virginia Ranch
East Valley	Godecke Family Trust	1220-02-001-005	44.61	None	Irrigated Agriculture	Receiving Area	A-19	No Change	Orchard Rd. & Allerman Canal
East Valley	Godecke Family Trust	1220-02-001-006	40.01	None	Irrigated Agriculture	Receiving Area	A-19	No Change	Orchard Rd. & Allerman Canal
East Valley	Godecke Family Trust	1220-02-002-006	40.00	None	Irrigated Agriculture	Receiving Area	A-19	No Change	Orchard Rd. & Allerman Canal
East Valley	Godecke Family Trust	1220-02-002-007	40.00	None	Irrigated Agriculture	Receiving Area	A-19	No Change	Orchard Rd. & Allerman Canal
East Valley	Godecke Family Trust	1220-03-000-016	47.69	None	Irrigated Agriculture	Receiving Area	A-19	No Change	Orchard Rd. & Allerman Canal
East Valley	Godecke Family Trust	1220-03-000-017	40.02	None	Irrigated Agriculture	Receiving Area	A-19	No Change	Orchard Rd. & Allerman Canal
East Valley	Godecke Family Trust	1220-03-000-018	40.10	None	Irrigated Agriculture	Receiving Area	A-19	No Change	Orchard Rd. & Allerman Canal
East Valley	Godecke Family Trust	1220-03-000-019	40.00	None	Irrigated Agriculture	Receiving Area	A-19	No Change	Orchard Rd. & Allerman Canal
East Valley	Godecke Family Trust	1220-11-001-032	40.00	None	Irrigated Agriculture	Receiving Area	A-19	No Change	Orchard Rd. & Allerman Canal
East Valley	Peri	1220-11-002-024	14.64	None	Irrigated Agriculture	MultiFamily	A-19	MFR	Pinenut Rd.
East Valley & Gardnerville	Peri	1220-11-001-066	62.57	1684 Pinenut Ct.	Irrigated Agriculture & Receiving Area	MultiFamily	A-19	MFR	Pinenut Rd. & Muller Pkwy
Gardnerville	Peri	1220-11-002-022	21.41	1608 Pinenut Ct.	Commercial	Industrial	GC	LI or SI	Pinenut Ct.
Gardnerville	Peri	1220-11-002-023	3.71	None	Commercial	Industrial	GC	LI or SI	Pinenut Ct.
Gardnerville	Peri	1220-11-002-021	36.83	None	Commercial	Industrial	GC	LI or SI	Pinenut Rd.
Gardnerville Ranchos	Bently Enterprises LLC	1220-20-002-004	44.75	650 Anderson Ranch Rd.	Irrigated Agriculture	Rural Residential	A-19	RA-5	Anderson Ranch Rd.

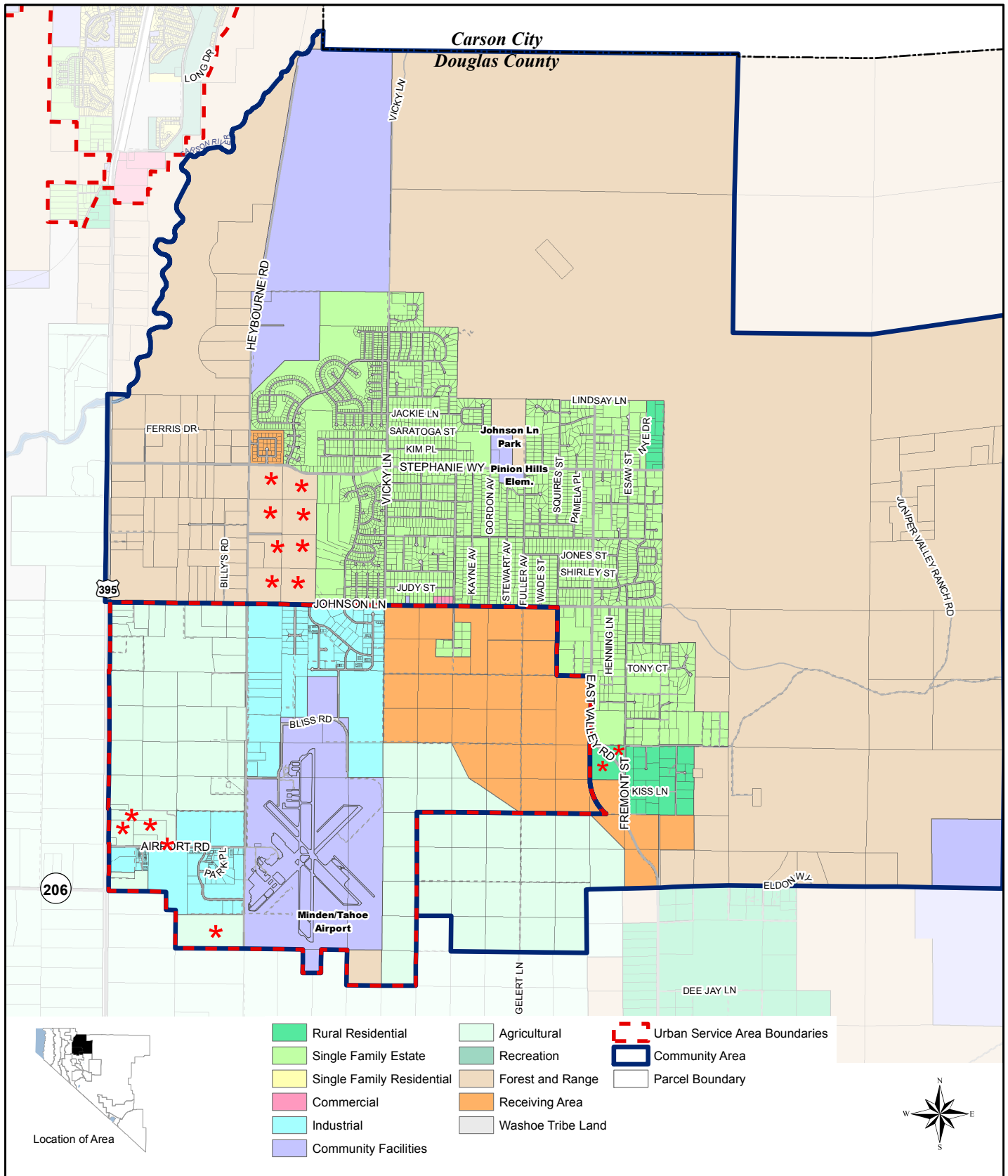
Table 2
Master Plan Amendment Requests

Community Plan	Property Owner	APN	Acres	Address	Existing Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning	Nearest Street or Landmark
Gardnerville Ranchos	Bently Enterprises LLC	1220-20-002-005	24.71	660 Anderson Ranch Rd.	Irrigated Agriculture	Rural Residential	A-19	RA-5	Anderson Ranch Rd.
Gardnerville Ranchos	Bently Enterprises LLC	1220-09-302-006	9.22	1280 Dresslerville Rd.	Commercial & Receiving Area	Receiving Area	NC & A-19	NC & SFR-8000	Dresslerville & Centerville
Gardnerville Ranchos	Holstein Farms LLC	1220-09-401-001	5.43	1291 Centerville Lane	Single Family Estates	Single Family Residential	SFR-1	SFR-1/2	Centerville Lane & Drayton Blvd.
Genoa	Lekumberry	1319-15-000-001	23.00	None	Forest and Range	Receiving Area	FR-19	No Change	Foothill Rd.
Genoa	Lekumberry	1319-15-000-006	38.70	None	Forest and Range	Receiving Area	FR-19	No Change	Foothill Rd.
Genoa & Sierra	Lekumberry	1319-00-001-012	360.00	None	Forest and Range	Receiving Area	FR-19	No Change	Foothill Rd.
Genoa	Lekumberry	1319-15-000-039/40	5.00	231 Genoa Lane	Irrigated Agriculture	Receiving Area	A-19	No Change	Foothill Rd.
Johnson Lane	Bently Enterprises LLC	1320-11-001-035	26.18	None	Rural Residential	Single Family Estates	RA-5	SFR-2	East Valley Rd.
Johnson Lane	Bently Enterprises LLC	1320-11-001-036	10.69	None	Rural Residential	Single Family Estates	RA-5	SFR-2	East Valley Rd.
Johnson Lane	Williams	1420-32-001-006	37.69	None	Forest and Range	Rural Residential	FR-19	RA-5	Heybourne Rd.
Johnson Lane	Williams	1420-32-001-008	32.62	None	Forest and Range	Rural Residential	FR-19	RA-5	Heybourne Rd.
Johnson Lane	Williams	1420-32-001-009	40.00	None	Forest and Range	Rural Residential	FR-19	RA-5	Heybourne Rd.
Johnson Lane	Williams	1420-32-001-010	37.76	None	Forest and Range	Rural Residential	FR-19	RA-5	Heybourne Rd.
Johnson Lane	Williams	1420-32-002-007	23.85	None	Forest and Range	Rural Residential	FR-19	RA-5	Heybourne Rd.
Johnson Lane	Williams	1420-32-002-008	40.39	None	Forest and Range	Rural Residential	FR-19	RA-5	Heybourne Rd.
Johnson Lane	Williams	1420-32-002-009	39.17	None	Forest and Range	Rural Residential	FR-19	RA-5	Heybourne Rd.
Johnson Lane	Williams	1420-32-002-010	37.71	None	Forest and Range	Rural Residential	FR-19	RA-5	Heybourne Rd.
Minden	Bently Enterprises LLC	1320-32-501-001	24.00	None	Irrigated Agriculture	Commercial	A-19	CG	Zerolene Rd.
Minden	Deverill Charitable Trust	1320-30-611-006	2.07	1701 Monte Vista Ave.	Commercial	Multi-Family	MUC	MFR	Monte Vista Ave & Lucerne St.
Minden	Deverill Charitable Trust	1320-30-611-007	3.86	1709 Monte Vista Ave.	Commercial	Multi-Family	MUC	MFR	Monte Vista Ave & Lucerne St.
Minden	Hellwinkel	1320-30-802-008	2.09	1691 County Rd.	Commercial	MultiFamily	SFR-1	MFR	County Road
Minden	Pegram	1320-30-702-026	6.37	None	Commercial	MultiFamily	NC	MFR	Lucerne
Minden	Pegram	1320-30-702-027	4.25	None	Commercial	MultiFamily	NC	MFR	Lucerne
Minden	Pegram	1320-30-702-028	2.77	None	Commercial	MultiFamily	NC	MFR	Lucerne
Minden	Pegram	1320-30-702-029	10.97	None	Commercial	MultiFamily	NC	MFR	Lucerne
Minden	Shaw	1320-32-111-032	0.24	1583 Mono Ave.	Commercial	MultiFamily	GC	MFR	Mono Ave.

Table 2
Master Plan Amendment Requests

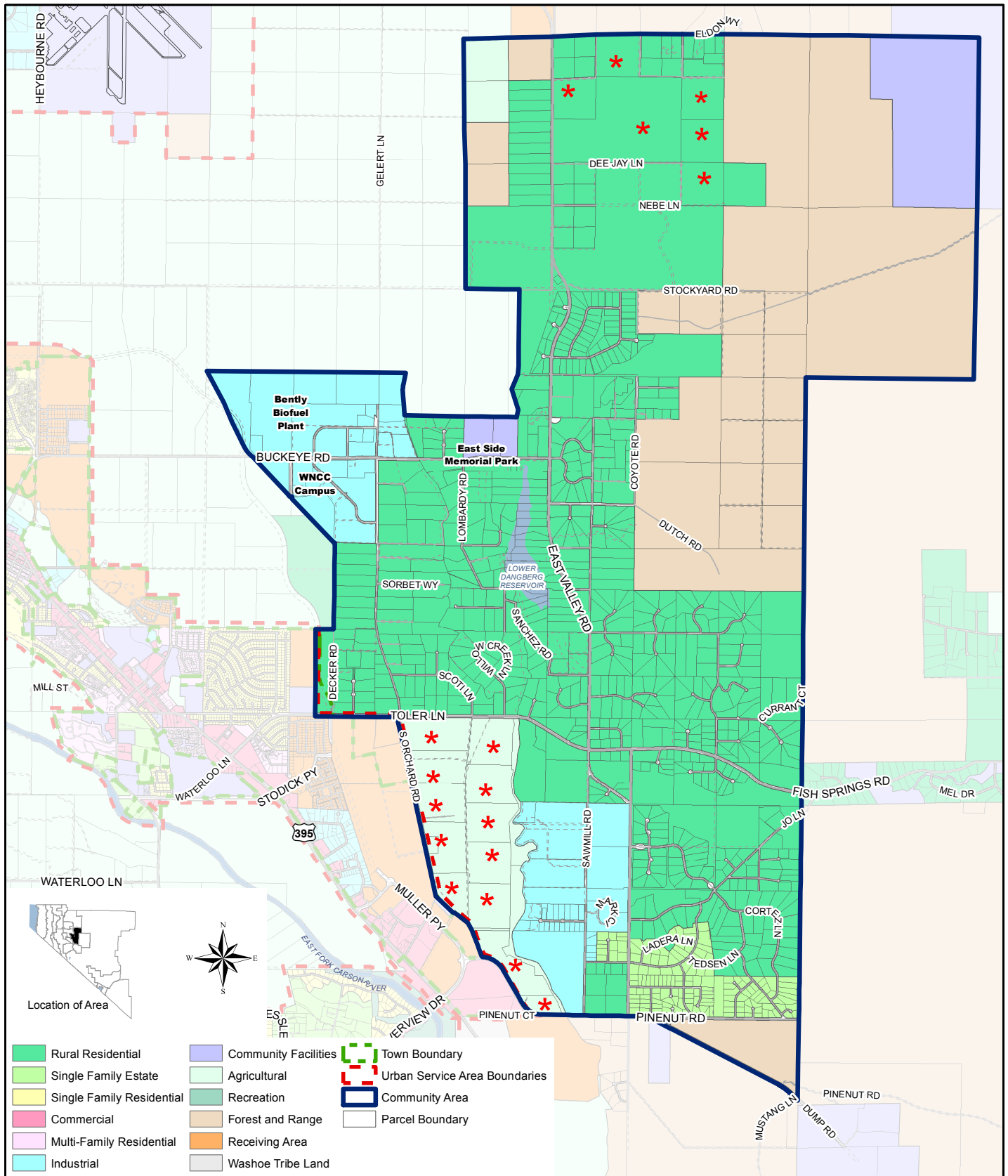
Community Plan	Property Owner	APN	Acres	Address	Existing Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning	Nearest Street or Landmark
Topaz Lake	Gregory	1022-29-310-001	0.44	None	Commercial	Single Family Estates	Tourist Commercial	SFR-1/2	Eureka St.
Topaz Lake	Gregory	1022-29-310-002	0.44	None	Commercial	Single Family Estates	Tourist Commercial	SFR-1/2	Eureka St.
Topaz Lake	Gregory	1022-29-310-003	0.44	None	Commercial	Single Family Estates	Tourist Commercial	SFR-1/2	Eureka St.
Topaz Lake	Gregory	1022-29-310-004	0.44	None	Commercial	Single Family Estates	Tourist Commercial	SFR-1/2	Eureka St.
TOTAL			1985.37						

Map 1



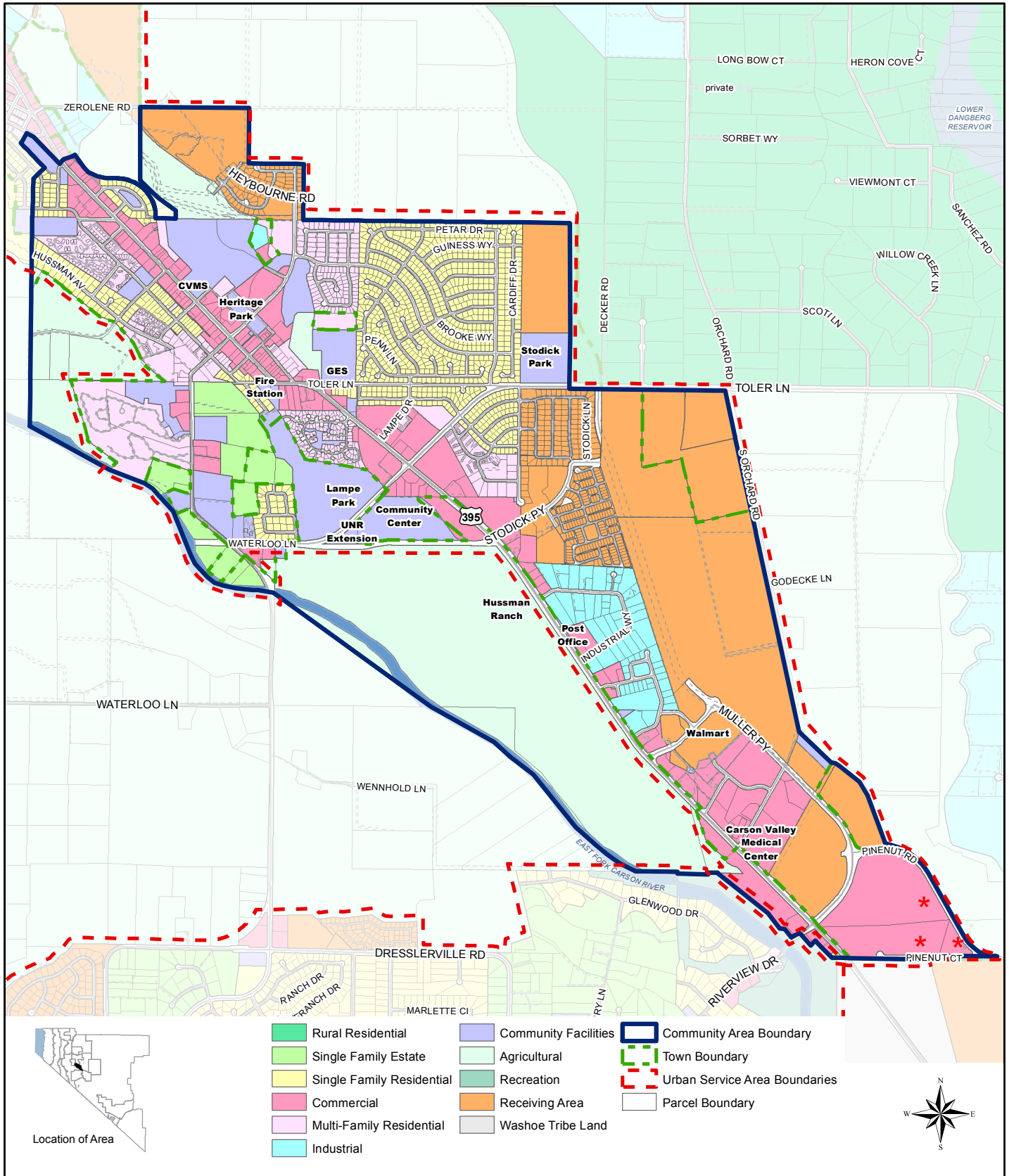
*** Proposed Master Plan Map Amendments**

Map 2



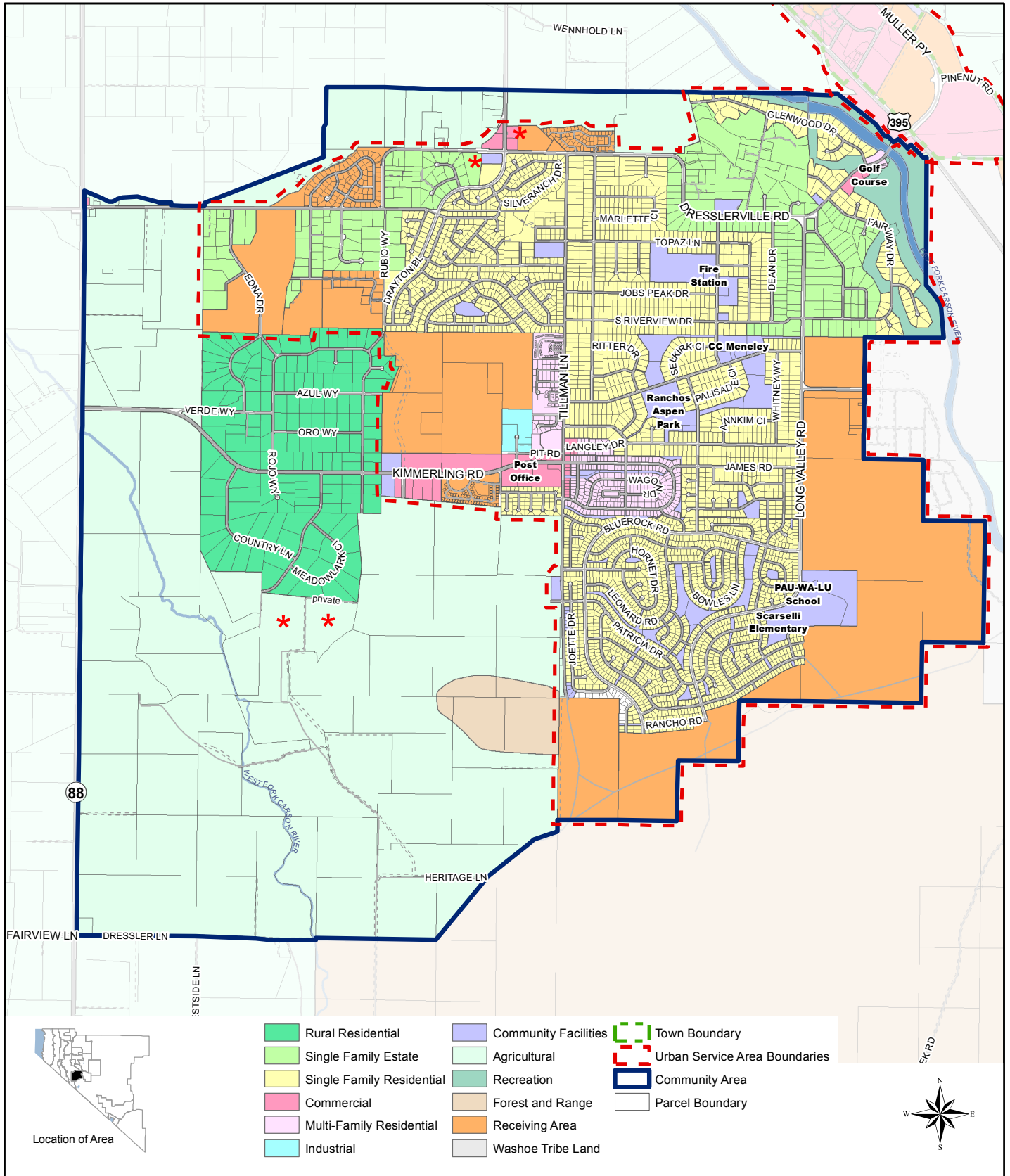
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Map 3



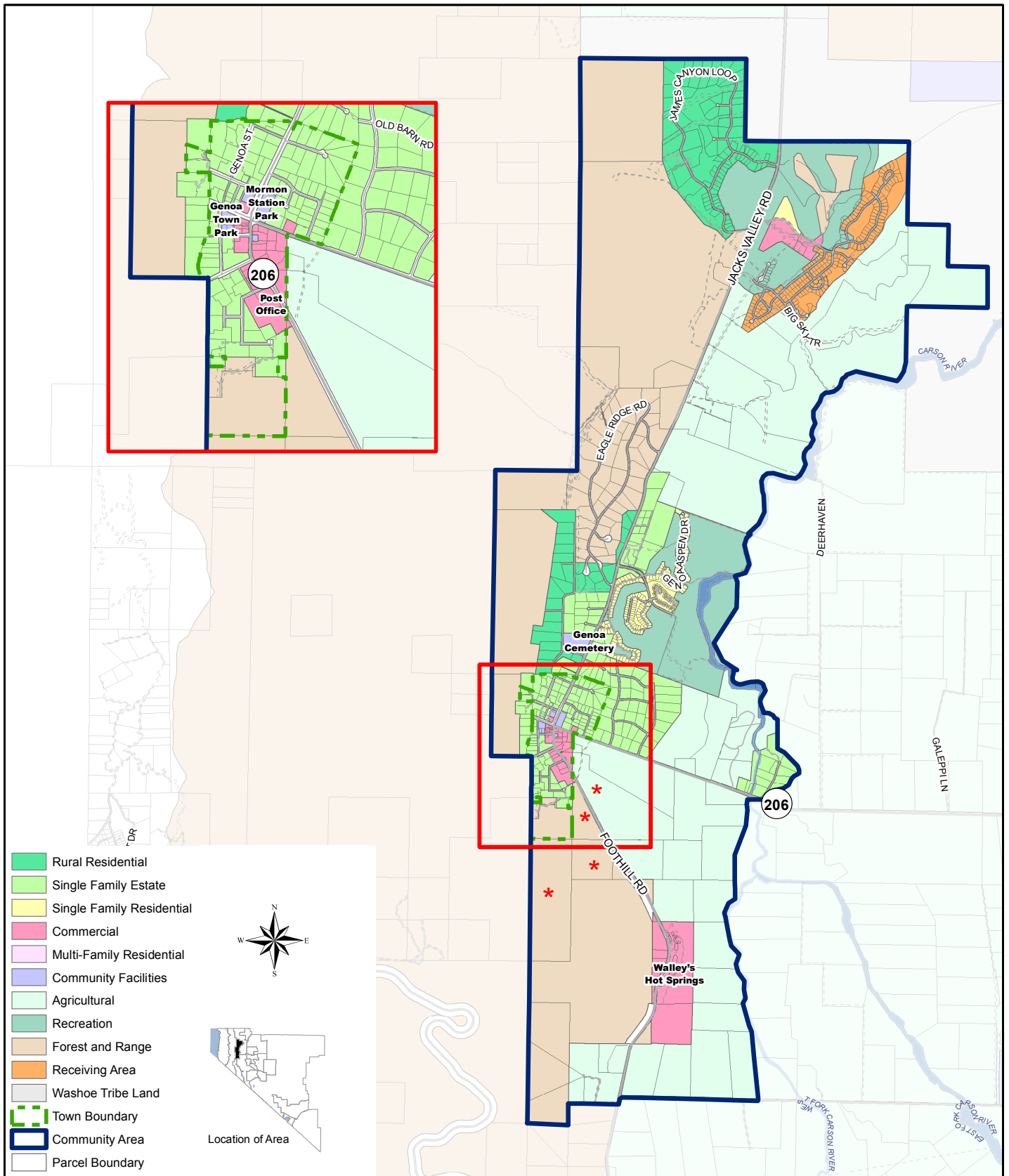
* Proposed Master Plan Map Amendments

Map 4



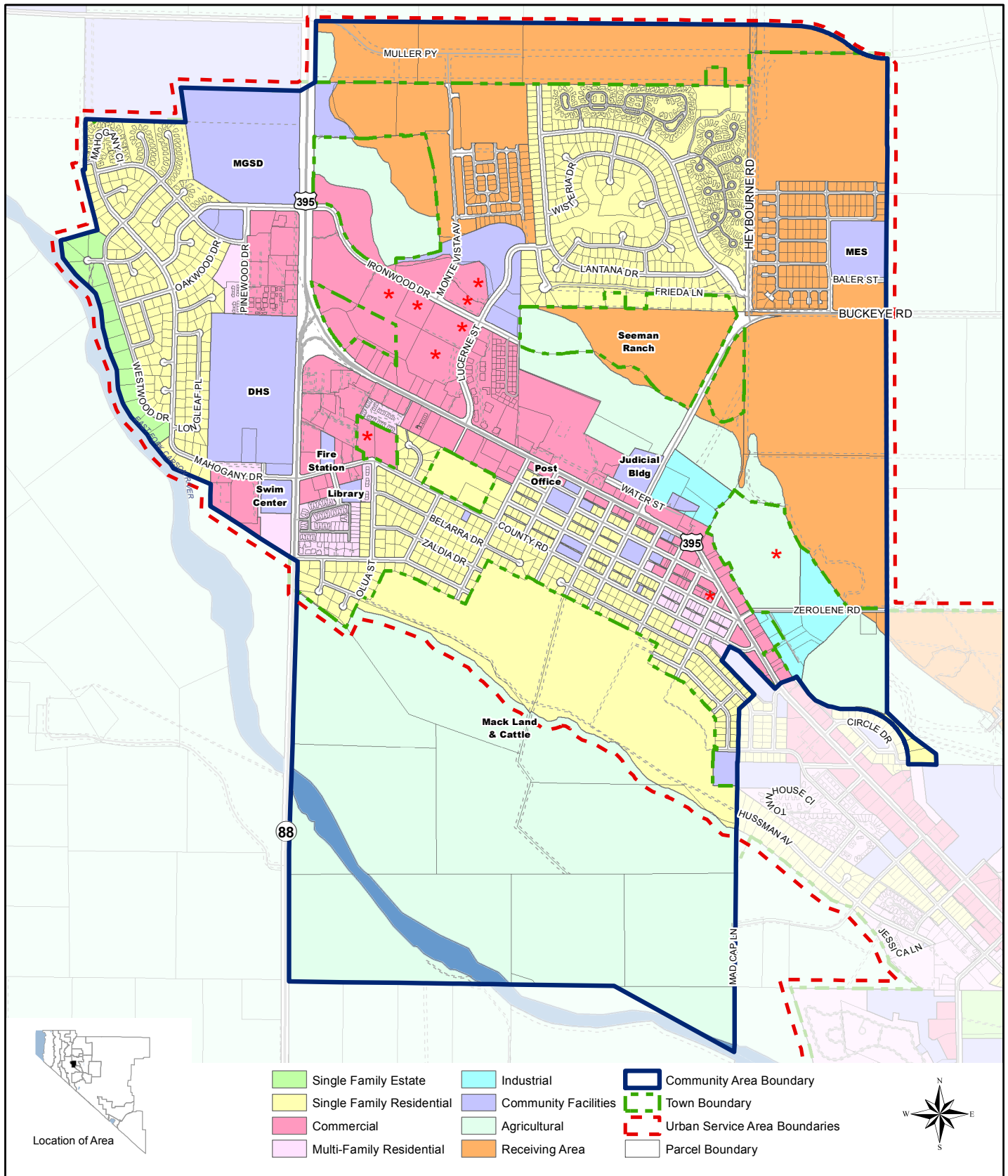
***Proposed Master Plan Map Amendments**

Map 5



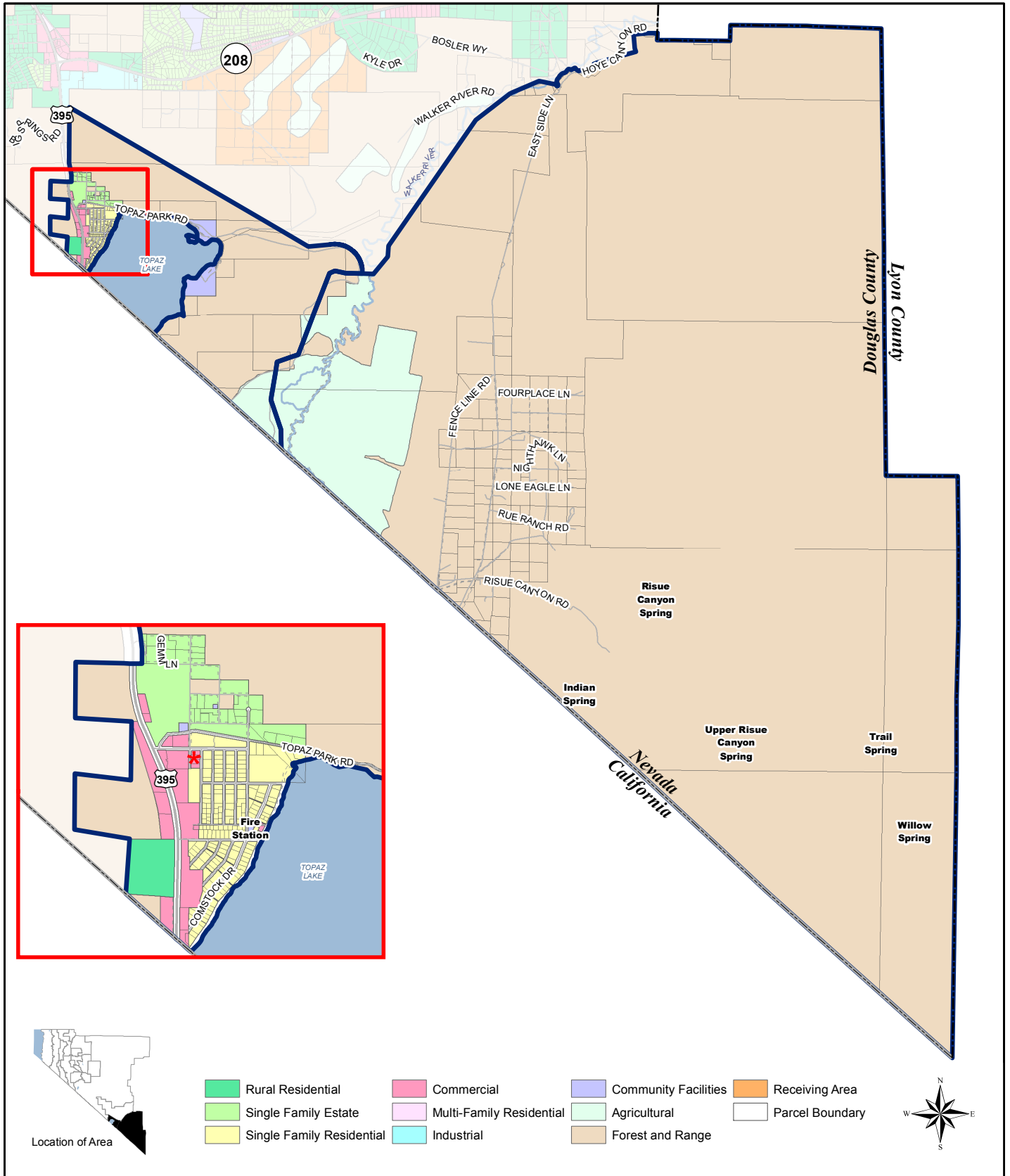
***Proposed Master Plan Map Amendments**

Map 6



***Proposed Master Plan Map Amendments**

Map 7



*** Proposed Master Plan Map Amendments**